



SCOPE OF SERVICES

Solicitation Number: CLMP303

Project Name: Professional Design Services for Mexic-Arte Museum - CMR

PROJECT FOR:

CITY OF AUSTIN, ECONOMIC DEVELOPMENT DEPARTMENT, THROUGH ITS CAPITAL CONTRACTING OFFICE

PROJECT TITLE:

PROFESSIONAL DESIGN SERVICES FOR MEXIC-ARTE MUSEUM - CMR

OBJECTIVES OF THE PROJECT:

The Consultant selected shall provide Architectural and Engineering (A/E) design services to the City of Austin (City) for the rehabilitation of Mexic-Arte Museum. The Mexic-Arte Museum Building Survey and Feasibility Analysis Report shall be used as a guide for the project scope. The Consultant selected shall assist the City to further define the scope of work considering the different options provide in the report.

The Building Survey and Feasibility Analysis Report is included with the solicitation as Attachment 2.

The project site encompasses the existing 3-story Mexic-Arte Museum that will be rehabilitated into an approximately 23,000 square feet, 3-story museum with an entrance lobby, shop, cafe, loading area with flex space, gallery, offices and classrooms, an event area on the roof, and the required circulation and service spaces.

The primary funding for this project comes through the approval by voters of the 2006 and 2018 Bond Election. The Consultant shall review the Feasibility Analysis scope and provide recommendations on the scope options that align with the available funds. Once recommendations are approved, the Consultant shall provide consulting services for all project phases including programming, schematic, design development, completion of construction documents, construction and post-construction for the museum and all related infrastructure necessary to meet City development requirements.

It is the intention of the City to solicit a Construction Manager at Risk (CMR) early in the design phase for pre-construction services such as design-phase cost control, constructability reviews, and for construction phase services.

The Consultant and the CMR shall work together to recommend scope achievable with the available funding and schedule.

- A. Mexic-Arte Museum Building Survey and Feasibility Analysis.** For the purpose of this Request for Qualifications (RFQ), Consultant services shall include the following scope of work as outlined in the Mexic-Arte Museum Building Survey and Feasibility Analysis:

Items 1-4 are set as the primary scope of work:

1. Mexic-Arte Museum will have a fully functional multi-story facility of approximately 23,000 square feet with many pertinent attributes including: permanent and temporary exhibition spaces, a first level museum store, event preparation space, load in/out area, ADA accessibility, storage, offices, a library, wood shop, circulation space, reception area, an accessible roof top area usable for events, collection storage, outdoor public art component in collaboration with Art in Public Places, expanded sidewalks, fire detection and suppression, micro-climate controls for varied spaces including temperature and relative humidity, public meeting rooms, exhibition appropriate lighting, and the ability for full assembly occupancy during their events.
2. The building must meet standards and comply with guidelines of The American Alliance of Museums (formerly the American Association of Museums).
3. The building must help achieve the characteristic of excellence for U.S. Museums from the American Alliance of Museums.
4. The main façade of the building must be preserved/restored.

- B. Sustainability/LEED Certification.** Mexic-Arte Museum will meet the requirements of the Austin City Council Resolution No. 20071129-045 pertaining to the implementation of sustainable building practices necessary to conserve energy, water and natural resource, promote health and safety, create high quality enduring structures. It is the intention that Mexic-Arte Museum be constructed, operated and maintained in accordance with the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Therefore, the selected Consultant shall be required to design Mexic-Arte Museum to achieve a Silver certification as defined in the LEED Building Rating System.

The City has established a process for implementation of sustainable principles in design and construction of buildings and site development projects. The resolutions can be downloaded from the City's website by accessing the following:

20071129-045, Resolution <http://www.cityofaustin.org/edims/document.cfm?id=110795>
20071129-046, Resolution <http://www.cityofaustin.org/edims/document.cfm?id=110796>

The City seeks to work with a design team possessing significant experience in the design and construction of successful museums, providing innovative solutions to complex and competing issues, establishing and maintaining positive architect-client relationships, and demonstrating a proven ability to work with consultants, contractors and other City departments. The ability to design within budgets and meet schedules will be consideration factors. It is likewise important to the City that the design team demonstrate proficiency in

designing buildings which can be operated and maintained economically. Respondents must also exhibit sensitivity to City initiatives including sustainability, Downtown Design Guidelines, Art in Public Places, and team participation by minority and women-owned businesses and the mission of Mexic-Arte Museum.

References and nearby developments:

- Mexic-Arte Museum Building Survey and Feasibility Analysis (2011)
- Congress Avenue Overlay District (LDC 25-2-643)
- Congress Avenue Historic District (LDC 25-11-211)
- Congress Avenue Urban Design Initiative – Mobility Report (2019)
- Great Streets Development Program
- Great Streets Master Plan (2001)
- Downtown Austin Plan (2011)
- Downtown Austin Wayfinding Master Plan (2013)
- Hispanic/Latino Quality of Life Initiative (2013)
- Waterloo Greenway (underway)
- Austin Core Transportation Plan (underway)
- Downtown Austin Parking Strategy (2018)
- 5th Street Mexican American Heritage Corridor (Resolution 20110825-067)
- Palm District Planning Initiative (10/10/19)
- Waller Creek Master Plan (2010)
- Waller Creek Design Plan (2012)
- Designation of Red River Cultural District (2013)
- Convention Center Master Plan (2015)
- UT Center for Sustainable Development Analysis of Scenarios for Convention Center Expansion (2019)
- Formation of Austin Innovation District (2017)
- Capital Metro Project Connect Vision (2019)
- Brush Square Master Plan (2019)

BACKGROUND:

Mexic-Arte Museum was founded in 1984 by artists Sylvia Orozco, Sam Coronado, and Pio Pulido in the Arts Warehouse, in downtown Austin, to share the art and culture of Mexico with Texas. Starting with the Day of the Dead festival in the fall of 1984, the museum began offering outstanding cultural programs and obtained its non-profit status during the 1984 season. Since then, it has continued to present art by the finest established and emerging artists from the United States, Mexico and Latin America.

To expand its programs and exhibitions, Mexic-Arte Museum moved into its current home at 419 Congress Avenue in 1988. This ideal location placed the museum in the heart of Austin's

vibrant downtown – Central Texas’ epicenter of commerce, culture, arts and tourism. As one of the precious few Mexican art museums in the United States, Mexic-Arte Museum strives to improve the quality of life in Texas through innovative exhibitions and educational programming. A total of 75,000 visitors, ranging from enthusiastic children to art connoisseurs, tour the museum each year.

Since its inception in 1984, Mexic-Arte has been a pioneer institution as one of the few Mexican and Mexican American art museums in the United States; and is designated as the Official Mexican and Mexican American Fine Art Museum of Texas.

Mexic-Arte has become a highly respected full-service cultural landmark and museum. The holdings in the Permanent Collection range in medium and have been collected over the course of over 30 years. Mexic-Arte Museum's Permanent Collection includes approximately 4200 works of historic and contemporary Mexican, Latino and Latin American art and material culture. A vast majority of the works in the collection are 20th century works. Items in the collection elaborate on many important themes within the humanities, history, popular culture, the historical development of Mexic-Arte Museum itself, among other important themes. The Museum continues to acquire pieces for its collection, all of which additionally serve to educate the public about the art, culture and histories of Mexico, Latin America and the Latino population in the United States. In addition to the artworks, the Museum houses a collection of 4,247 books in a library area.

Mexic-Arte Museum's single biggest impediment to expanding its existing programs and to implementing much-needed new programs is a lack of quality museum space. Currently the City has not issued a Certificate of Occupancy for assembly above the ground floor, which currently limits the use of the facility. The previous use of the building had been retail, office and storage. During the 1980s when the new use of the building included assembly, an engineer's report was requested to demonstrate assembly capacity. Based on that engineer's report and findings that the existing capacities were well below acceptable/required capacities, the upper floors have never achieved an occupant load card.

Mission Statement:

Mexic-Arte Museum is dedicated to enriching the community through education programs, exhibitions and the collection, preservation, and interpretation of Mexican, Latino, and Latin American art and culture for visitors of all ages.

ANTICIPATED SERVICES:

The Mexic-Arte Museum Project requires consultants with demonstrated expertise in civic architecture, specifically museums, cultural centers, performance spaces, classrooms, and associated support spaces with the proven ability to complete the effort within the established schedule timelines and budget. Services will include Architectural and Engineering services for all project phases including pre-design, programming, schematic, design development, completion of construction documents, bidding, construction, and post-construction for the

Mexic-Arte building and all related infrastructure necessary to meet city of Austin development requirements. The following are some specific consultant services which shall be anticipated:

- Review existing 2011 Mexic-Arte Museum Building Survey and Feasibility Analysis and make recommendations for scope of work with staff and stakeholders for implementation according to the available budget.
- Conduct and document design input charrettes and design review meetings with selected City Departments. Make separate design progress presentations to the Mexic-Arte Advisory Board, Texas Historical Commission (THC), Design Commission and the Austin City Council at the end of the Schematic Design and Design Development phases of the project.
- Provide briefings or presentations to various City Boards or Commissions as required by the permitting process.
- Obtain all required zoning, site plan and building plan approvals. This could include but not limited to a Certificate of Appropriateness from the Historic Landmark Commission.
- Communicate design concepts through traditional sketches as well as state-of-the-art multi-media presentations.
- Consult with Construction Manager at Risk during design phase for cost estimations, recommendations for sequencing and scheduling of work, and evaluations of potential alternative designs, systems and materials.
- Consistent with all City of Austin bond-funded projects, include a public art component to be delivered under a separate contract by the Art in Public Places (AIPP) program. Work with the AIPP program, understanding the AIPP artwork goals created with Mexic-Arte Museum staff and any needed stakeholders, to identify possible artwork locations which will contribute to the value of the facility. Collaborate with the selected lead artist to-ensure consistency with the identity and mission of the Mexic-Arte Museum.
- Achieve LEED Silver certification at a minimum (under the current LEED version at the time when the contract with the Consultant is executed) and Austin Energy Green Building Standards (two stars).
- As noted in the feasibility report, coordinate all efforts with subconsultants to provide further analysis of geotechnical and structural documentation including but not limited to:
 1. Development of additional testing program to evaluate the capacity of the existing foundations.
 2. Implementation of a field work program ("test pits") which includes removal of existing slab and hand excavations to uncover existing foundations) and coordination of the geotechnical and structural engineer's observations of each test pit.
 3. Evaluate and make geotechnical and structural engineering recommendations with respect to renovation schemes.

- Evaluate and make structural engineering recommendations to preserve/restore the main façade of the building as recommended by the Texas Historical Commission.
- Design the foundation, structural frame, and roof in accordance with the adopted International Property Maintenance Code, International Existing Building, and International Building Code and local amendments
- Provide a new structural frame and foundation due to the Museum's programmatic need to achieve assembly uses on the ground floor and upper stories and other occupancies on all levels, and the findings that the existing foundations and walls cannot support any additional load.
- Provide traffic control plans and right of way permits since CMR will be required to close off portions of the street, sidewalk and alley for utility work.
- Comply with The City of Austin Great Streets design standards for streetscape improvement requirements.
- Comply with the Congress Avenue Overlay District requirements and follow the requirements of the Congress Avenue Historic District.
- Comply with Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS).
- Secure a Service Extension Request (SER) for water and sewer connection.
- Secure an Electric Service Planning Agreement (ESPA) for electrical service to the building as required.

PROPOSED PROJECT SCHEDULE:

- August 2021 - Construction Manager-at-Risk Solicitation issued
- October 2021 - Staff evaluations of Statements of Qualifications and interviews of Consultant(s) and Consultant(s) Presentation(s) completed
- December 2021 - Award of Consultant Contract by Council
- February 2022 - Execution of Consultant Contract
- April 2022 - Execution of Construction Manager-at-Risk contract
- April 2022 - Programming Phase process conducted by Consultant
- December 2022 – Schematic Design completed
- March 2024 - Design completed
- April 2024 - Start of Construction
- April 2026 - Construction completed
- July 2026 - Grand Opening

PROPOSED PROCUREMENT SCHEDULE

- Pre-Response Meeting – August 5, 2021
- Statement of Qualifications due – September 8, 2021
- Conduct Interviews, if necessary – October 20, 2021
- Recommendation to City Council – December 2, 2021
- Contract Execution – February 9, 2022

COST ESTIMATE:

The professional services fee is estimated to be \$1,700,000 and the estimated total construction cost is \$12,000,000.

MAJOR AND OTHER SCOPES OF WORK:

Below is a list of the major scopes of work that the City has identified for this project. ****There must be representation for all major scopes of work listed in the prime's statement of qualifications.*** The experience of the firms listed to perform the Major Scopes of Work, whether a subconsultant or prime firm, will be evaluated under Consideration Item 6 – Major Scopes of Work – Comparable Project Experience.

In addition, the City has identified Other Scopes of work that MAY materialize during the course of the project. The City does not guarantee that the scopes listed under Other Scopes of work will materialize on this contract. If the prime consultant intends to enter into a subconsulting agreement on a scope of work not listed below, the prime consultant is required to contact SMBR and request an updated availability list of certified firms in each of the scopes of work for which the prime consultant intends to utilize a subconsultant.

*** Major Scopes of Work**

- Architectural Design Services
- Mechanical/Electrical/Plumbing Engineering
- Structural Engineering
- Civil Engineering
- Historic Preservation Consultant
- Lighting Consultant
- Sustainability (LEED) Consultant
- Fire & Life Safety Consultant
- Information and Technology Consultant
- Acoustical Engineer

Other Scopes of Work

- Cost Estimating
- Landscape Architecture
- Roofing/Envelope Consultant
- Interior Design
- Accessibility Consultant / Registered Accessibility Specialist (RAS)
- Building Permit Expeditor
- Reprographic Service
- CADD Services (Architectural Rendering in 2D & 3D)

- Geotechnical Engineering
- Energy Modeling Consultant
- Audio/Visual Consultant
- Security Consultant
- Parking Consultant
- Environmental Consultants
- Building Automation Consultant
- Photovoltaic Consultant
- Waterproofing Consultant
- Wayfinding/Signage Consultant

Notes:

- Construction Inspection and Public Information and Communications are **NOT** a subconsultant opportunity. These services will be performed in-house or under a separate contract, if needed, and will be determined when project assignment is made.
- Participation at the prime or subconsultant level may create a conflict of interest and thus necessitate exclusion from future contracting opportunities with the City.
- If the City determines that a conflict of interest exists at the prime or subconsultant level, the City reserves the right to replace/remove the prime or instruct the prime consultant to remove the subconsultant with the conflict of interest and to instruct the prime consultant to seek a post-award change to the prime consultant's compliance plan as described in City Code § 2-9B-23. Such substitutions will be dealt with on a case-by-case basis and will be considered for approval by Small and Minority Business Resources (SMBR) in the usual course of business. The City's decision to remove a prime or subconsultant because of a conflict of interest shall be final.
- A consultant performance evaluation will be performed on all professional services contracts. This evaluation will be conducted at the end of each Design and Construction phase.
- Please review the City of Austin's Public Participation Principles (<http://austintexas.gov/page/public-participation-principles>)

CITY OF AUSTIN PUBLIC PARTICIPATION PRINCIPLES:

Accountability and Transparency

The City will enable the public to participate in decision-making processes by providing clear information on the issues, the ways to participate, and how their participation contributes to the decision.

Fairness & Respect

The City will maintain a safe environment that cultivates and supports respectful public engagement and will expect participants to do so in turn.

Accessibility

The City will respect and encourage participation by providing ample public notice of opportunities and resources and accommodations that enable all to participate.

Predictability & Consistency

The City will prepare the public to participate by providing meeting agendas, discussion guidelines, notes, and information on next steps.

Creativity & Community Collaboration

(Inclusivity and Diversity)

The City will use innovative, proven, and customized engagement solutions that are appropriate to the needs of the projects and the participants.

Stewards of Resources

The City will balance its commitment to provide ample opportunities for public involvement with its commitment to delivering government services efficiently and using City resources wisely.